

3451261 01/26/2007 04:31P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

GILLESPIE PLANNED UNIT DEVELOPMENT

AMENDED OUTLINE DEVELOPMENT PLAN
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

TRACT 1, THE OVERLOOK AT FIRESTONE, REPLAT "A".

LAND DESCRIPTION:

A SUBDIVISION IN THE NE 1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH LINE OF THE NE 1/4 OF SEC. 30, T2N, R67W OF THE 6TH P.M. THAT BEARS N90°00'00"E (BASIS OF BEARING); THENCE N90°00'00"E, A DISTANCE OF 660.20'; THENCE S00°36'10"E, A DISTANCE OF 30.00' TO THE TRUE POINT OF BEGINNING;

THENCE S00°36'10"E, A DISTANCE OF 1056.38 FEET, TO A POINT OF NON-TANGENCY;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°59'59", A RADIUS OF 177.69 FEET, AN ARC LENGTH OF 99.24 FEET, WITH A CHORD BEARING S16°36'10"E, A DISTANCE OF 97.96 FEET, TO A POINT OF TANGENCY;
THENCE S00°36'10"E, A DISTANCE OF 91.97 FEET; TO A POINT OF TANGENCY;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°02'27", A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 17.29 FEET, WITH A CHORD BEARING S45°37'24"E, A DISTANCE OF 15.56 FEET, TO A POINT OF TANGENCY;
THENCE N89°21'23"E, A DISTANCE OF 88.99 FEET;
THENCE S00°36'10"E, A DISTANCE OF 459.74 FEET;
THENCE S89°21'23"W, A DISTANCE OF 86.01 FEET; TO A POINT OF TANGENCY;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°57'33", A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 17.27 FEET, WITH A CHORD BEARING S44°22'36"W, A DISTANCE OF 15.55 FEET, TO A POINT OF TANGENCY;
THENCE S00°36'10"E, A DISTANCE OF 172.23 FEET;
THENCE N89°46'25"E, A DISTANCE OF 30.00 FEET;
THENCE S00°36'10"E, A DISTANCE OF 30.00 FEET;
THENCE N89°46'25"E, A DISTANCE OF 231.46 FEET;
THENCE N00°13'35"W, A DISTANCE OF 105.00 FEET;
THENCE N89°46'25"E, A DISTANCE OF 276.56 FEET;
THENCE S00°28'48"E, A DISTANCE OF 10.02 FEET;
THENCE N89°46'25"E, A DISTANCE OF 230.21 FEET;
THENCE S89°02'14"E, A DISTANCE OF 140.03 FEET;
THENCE N89°42'53"E, A DISTANCE OF 89.73 FEET;
THENCE N00°28'48"W, A DISTANCE OF 14.81 FEET;
THENCE N89°46'25"E, A DISTANCE OF 54.00 FEET;
THENCE S00°28'48"E, A DISTANCE OF 113.75 FEET; TO A POINT OF TANGENCY;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°50'18", A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 17.25 FEET, WITH A CHORD BEARING S45°23'57"E, A DISTANCE OF 15.53 FEET, TO A POINT OF TANGENCY;
THENCE N89°40'54"E, A DISTANCE OF 320.70 FEET;
THENCE N00°19'06"W, A DISTANCE OF 100.00 FEET;
THENCE N89°40'54"E, A DISTANCE OF 75.00 FEET;
THENCE N00°28'48"W, A DISTANCE OF 10.00 FEET;
THENCE N89°40'54"E, A DISTANCE OF 54.00 FEET;
THENCE S00°28'48"E, A DISTANCE OF 8.73 FEET;
THENCE N89°40'54"E, A DISTANCE OF 103.03 FEET;
THENCE N00°28'48"W, A DISTANCE OF 398.31 FEET;
THENCE N89°59'59"E, A DISTANCE OF 300.00 FEET TO A POINT ON THE EAST LINE OF THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M.;
THENCE N00°28'48"W ALONG THE EASTERLY LINE OF THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., A DISTANCE OF 1437.00 FEET TO A POINT ON THE NORTH LINE OF THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M.;
THENCE N90°00'00"W ALONG THE NORTHERLY LINE OF THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., A DISTANCE OF 1950.55 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,438,590.45 SQUARE FEET, OR 78.94 ACRES, MORE OR LESS.

PROJECT CONCEPT:

THE AMENDED OUTLINE DEVELOPMENT PLAN, GILLESPIE PLANNED UNIT DEVELOPMENT REPLACES THE EXISTING GILLESPIE P.U.D. OUTLINE DEVELOPMENT PLAN DATED SEPTEMBER 9, 1996.

THE AMENDED OUTLINE DEVELOPMENT PLAN, GILLESPIE PLANNED UNIT DEVELOPMENT WILL HAVE AN OVERALL DENSITY REDUCTION FROM THE PREVIOUSLY ALLOWED MIXED RESIDENTIAL USES ON THE EXISTING GILLESPIE P.U.D. OUTLINE DEVELOPMENT PLAN. THE PROJECT IS ALL SINGLE FAMILY DETACHED LOTS WITH A MINIMUM LOT SIZE OF 6,100 SQUARE FEET. LARGER LOTS WILL BE REQUIRED ALONG GRANT AVENUE AND FRONTIER STREET. RESIDENTIAL-A LAND USE CATEGORY WILL LIMIT THE NUMBER OF DWELLING UNITS PER ACRE AND THE LARGER LOTS ADJACENT TO GRANT AVENUE AND FRONTIER STREET WILL SERVE AS A BUFFER BETWEEN NEIGHBORING PROPERTIES. ALSO, THE TRAIL SYSTEM, ADDITIONAL OPEN SPACE, AND PARK AREA THAT IS BEING DEDICATED AS PART OF THE PROJECT WILL PROMOTE PEDESTRIAN CONNECTIVITY FROM BOTH ADJACENT NEIGHBORHOODS AND INTERNALLY.

THE MAXIMUM ALLOWABLE DENSITY FOR THE PROJECT IS 2.75 UNITS PER ACRE (GROSS) FOR A MAXIMUM OF 217 LOTS ON 78.94 ACRES.

PUBLIC LAND DEDICATION REQUIREMENT IS 8% PER THE EXISTING ANNEXATION AGREEMENT WHICH EQUATES TO 6.32 ACRES (GROSS) BASED UPON 78.94 ACRES.

ACCESS IS PROVIDED TO THE SUBJECT SITE VIA GRANT AVENUE ON THE NORTH (PUBLIC RIGHT-OF-WAY), FRONTIER STREET ON THE EAST (PUBLIC RIGHT-OF-WAY), AND EXISTING PUBLIC LOCAL STREETS IN ADJACENT SUBDIVISIONS TO THE WEST AND SOUTH. ALL INTERNAL STREETS SHALL MEET TOWN OF FIRESTONE DESIGN CRITERIA AND WILL BE IN DEDICATED LOCAL STREET RIGHT-OF-WAY. ADDITIONAL RIGHT-OF-WAY SHALL BE DEDICATED WITH THE FINAL PLAT FOR GRANT AVENUE AND FRONTIER STREET.

REGIONAL IMPACT:

THE PROJECT IS THE LAST VACANT PROPERTY OF THE ORIGINAL OVERLOOK AT FIRESTONE REPLAT "A". DEVELOPMENT OF THE PROJECT WILL ADD CONNECTIVITY FROM ADJACENT RESIDENTIAL DEVELOPMENTS TO THE SOUTH AND WEST TO GRANT AVENUE AND FRONTIER STREET. THE LOWER DENSITY WILL MINIMIZE IMPACTS TO PUBLIC UTILITIES AND TRAFFIC IMPACTS TO EXISTING FIRESTONE RIGHTS-OF-WAY. THE OPEN SPACE AREA WILL PROVIDE SUFFICIENT LAND FOR THE TOWN OF FIRESTONE TO EXPAND HART PARK.

ENVIROMENTAL INFORMATION:

THERE ARE EXISTING OIL AND GAS FACILITIES ON THE SUBJECT PROPERTY. THE PROJECT SHALL BE DESIGNED AROUND THESE EXISTING FACILITIES AND EFFLUENT MAINS WILL BE RELOCATED AS NEEDED. THERE ARE NO KNOWN NEGATIVE ENVIRONMENTAL IMPACTS NOR ANY KNOWN ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS PROJECT. THE SITE IS COVERED WITH NATIVE GRASSES AND VEGETATION. THERE ARE NO SIGNIFICANT TREES ON THE SITE. THERE ARE NO WETLANDS, WILDLIFE, STREAMS, FLOODPLAINS OR HISTORICAL AND ARCHAEOLOGICAL SITES ASSOCIATED WITH THIS SITE. A PHASE I ENVIRONMENTAL ASSESSMENT HAS BEEN PREPARED FOR THIS SITE BY WESTERN ENVIRONMENT AND ECOLOGY, INC. ON MARCH 4, 2003. A MINE SUBSIDENCE REPORT HAS BEEN PREPARED THAT INCLUDES THIS SITE BY WESTERN ENVIRONMENT AND ECOLOGY, INC. ON JULY 30, 1996 WITH RESPECT TO THE COLLAPSED GRANT MINE.

UTILITIES:

THE PROJECT WILL BE SERVED POTABLE WATER THROUGH TOWN OF FIRESTONE PUBLIC WATER MAIN EXTENSIONS LOOPED THROUGHOUT THE SITE IN THE PUBLIC LOCAL STREETS AND WILL CONNECT TO EXISTING MAINS IN GRANT AVENUE, FRONTIER STREET, AND THE ADJACENT DEVELOPMENTS TO THE SOUTH AND WEST. SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENDING MAINS IN THE PUBLIC LOCAL STREETS FROM EXISTING PUBLIC SANITARY MANHOLES IN THE SUBDIVISION TO THE WEST. SANITARY SEWER SERVICE IS PROVIDED BY THE WELD COUNTY TRI AREA SANITATION DISTRICT. FIRE PROTECTION WILL BE PROVIDED BY FREDERICK FIRESTONE FIRE PROTECTION DISTRICT. SERVICE WILL BE PROVIDED FROM THE CARBON VALLEY RECREATION DISTRICT.

SERVICE REQUIREMENTS:

DRY UTILITIES WILL BE PROVIDED BY QWEST (PHONE), UNITED POWER (ELECTRIC), AND COMCAST (CABLE), AND KINDER MORGAN (NATURAL GAS). PUBLIC WATER WILL BE PROVIDED BY THE TOWN OF FIRESTONE. SANITARY SEWER SERVICE WILL BE PROVIDED BY WELD COUNTY TRI-AREA SANITATION DISTRICT. FIRE PROTECTION WILL BE PROVIDED BY FREDERICK FIRESTONE FIRE PROTECTION DISTRICT. SERVICE WILL BE PROVIDED FROM THE CARBON VALLEY RECREATION DISTRICT.

GRADING CONCEPT:

THE PROJECT WILL BE OVERLOT GRADED TO PROVIDE FOR STREET GRADES IN CONFORMANCE WITH TOWN OF FIRESTONE DESIGN CRITERIA. THE ENTIRE SITE WILL SLOPE GENERALLY TO NATURALLY OCCURRING LOW POINTS ON THE PROJECT WHERE DETENTION PONDS ARE LOCATED. ROADS WILL BE OVERLOT GRADED TO SUBGRADE ELEVATIONS AND THE LOTS WILL BE LEFT AT A SLIGHTLY LOWER ELEVATION DURING OVERLOT GRADING SUCH THAT BASEMENT EXCAVATION WILL BALANCE ON EACH LOT AS THEY ARE CONSTRUCTED. THERE ARE NO RETAINING WALLS ANTICIPATED FOR THIS PROJECT. ALL GRADING CONSTRUCTION ACTIVITIES SHALL ADHERE TO RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE BY GROUND ENGINEERING CONSULTANTS ON AUGUST 11, 2003.

CIRCULATION SYSTEMS:

RIGHT-OF-WAY WILL BE DEDICATED AS NECESSARY FOR GRANT AVENUE AND FRONTIER STREET WHICH PROVIDE PUBLIC RIGHT OF WAY ACCESS TO THE SITE. INTERNAL LOCAL RIGHTS OF WAY WILL BE DEDICATED WITH THE FINAL PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF INTERNAL LOCAL STREETS. THERE WILL ALSO BE ADDITIONAL CONNECTIVITY TO THE EXISTING PUBLIC RIGHTS-OF-WAY IN THE ADJACENT DEVELOPMENTS TO THE WEST AND SOUTH.

DENSITY:

THE MAXIMUM ALLOWABLE DENSITY FOR THE SUBJECT SITE IS 2.75 DWELLING UNITS PER ACRE. BASED UPON A GROSS ACREAGE OF 78.94 ACRES, THE MAXIMUM ALLOWABLE DWELLING UNITS FOR THE SITE IS 217 UNITS.

LAND USE AND ZONING:

THE ZONING FOR THIS PROPERTY IS PLANNED UNIT DEVELOPMENT WITH RESIDENTIAL A LAND USE CATEGORY. THE MINIMUM LOT SIZE IS 6,100 SQUARE FEET. LARGER LOTS ARE REQUIRED ALONG GRANT AVENUE AND FRONTIER STREET FRONTAGE. EXISTING OIL AND GAS FACILITIES WILL BE PROVIDED TRACTS FOR CONTINUED OPERATIONS. DETENTION FACILITIES WILL BE DESIGNED ON TRACTS TO CONTROL STORM EVENTS. BUFFERING AND LANDSCAPING TRACTS WILL BE PROVIDED THROUGHOUT THE SITE AND ESPECIALLY ALONG THE GRANT AVENUE AND FRONTIER STREET FRONTAGES. A 6.32 ACRE MINIMUM TRACT WILL BE DEDICATED TO THE TOWN OF FIRESTONE FOR THE FUTURE EXPANSION OF HART PARK. THIS TRACT SHALL BE LOCATED IN THE NORTHWEST CORNER OF THE SITE.

BUILDING HEIGHT:

THE MAXIMUM BUILDING HEIGHT FOR THE PROJECT IS 38 FEET.

DEVELOPMENT SCHEDULE:

THE ENTIRE PROJECT WILL BE PRELIMINARY PLANNED/PLATTED AND FINAL PLANNED/PLATTED AS ONE PROJECT. CONSTRUCTION SHALL BE PHASED IN 4 PHASES WITH A WEST TO EAST PROGRESSION. CONSTRUCTION FOR THE FIRST PHASE IS ANTICIPATED FOR SPRING 2006.

PARK DEVELOPLMENT:

A 6.32 ACRE MINIMUM TRACT WILL BE DEDICATED TO THE TOWN OF FIRESTONE FOR THE FUTURE EXPANSION OF HART PARK. THIS TRACT SHALL BE LOCATED IN THE NORTHWEST CORNER OF THE SITE AND WILL BE MAINTAINED BY THE TOWN OF FIRESTONE.

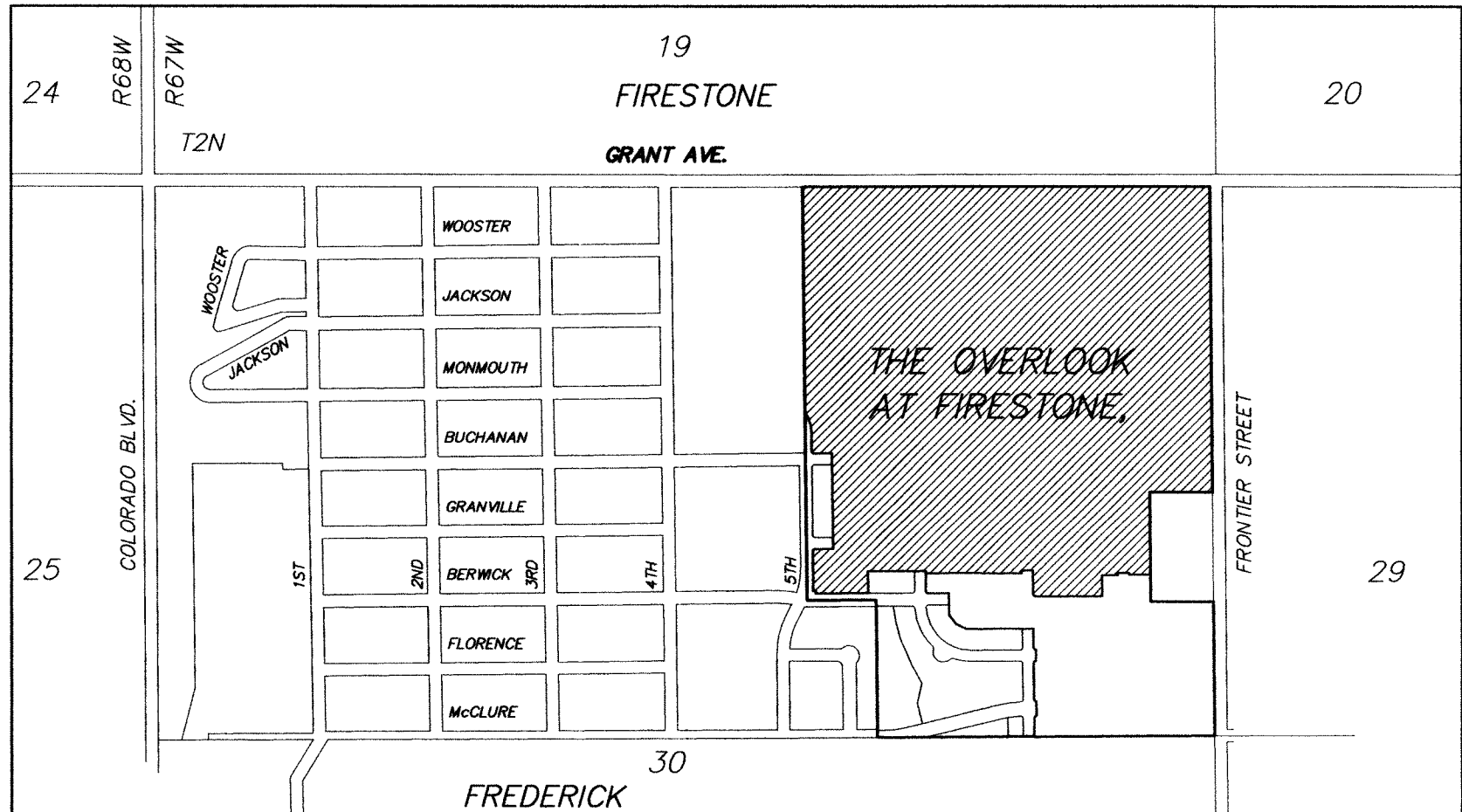
PRIVATE MAINTENANCE AND ENFORCEMENT:

1. COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.

2. LANDSCAPING OF COMMON OPEN SPACE AREAS SHALL BE CONSTRUCTED WITH EACH PHASE. LANDSCAPING OF INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOME OWNER.

LAND USE SUMMARY:

TOTAL GROSS PROJECT ACREAGE = 78.94 ACRES
MINIMUM PUBLIC LAND DEDICATION = 8% = 6.32 ACRES
GRANT AVENUE RIGHT-OF-WAY DEDICATION = 20.0'
FRONTIER STREET RIGHT-OF-WAY DEDICATION = 30.0'
150' NO-BUILD ZONES AROUND EXISTING WELLS (AS SHOWN)
200' NO-BUILD ZONE AROUND EXISTING TANK AREA (AS SHOWN)



VICINITY MAP
SCALE: 1" = 800'

ACKNOWLEDGEMENT:

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HERIN.

OWNER

STATE OF COLORADO)

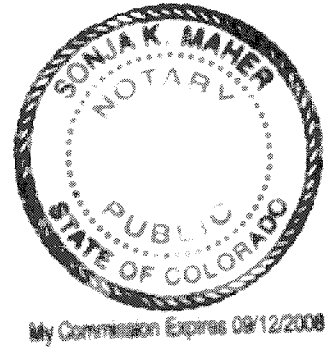
SS)

COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200____, BY _____, _____
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES



TOWN BOARD OF TRUSTEES APPROVAL:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, THIS 15th DAY OF June, 2006

MAYOR

ATTEST: TOWN CLERK

OWNER:

GILLESPIE FAMILY PARTNERSHIP, LTD
6373 S. GRAPE CT.
LITTLETON, CO 80121
303-796-7805

DEVELOPER:

GILLESPIE FAMILY PARTNERSHIP, LTD
6373 S. GRAPE CT.
LITTLETON, CO 80121
303-796-7805

ENGINEER / SURVEYOR:
LANDSCAPE / PLANNER:



Civil Design Group, Inc.
Engineers + Planners + Surveyors
2300 15th Street, Ste 400
Denver, Colorado 80202
PH 303-431-0505 Fax 303-431-7178

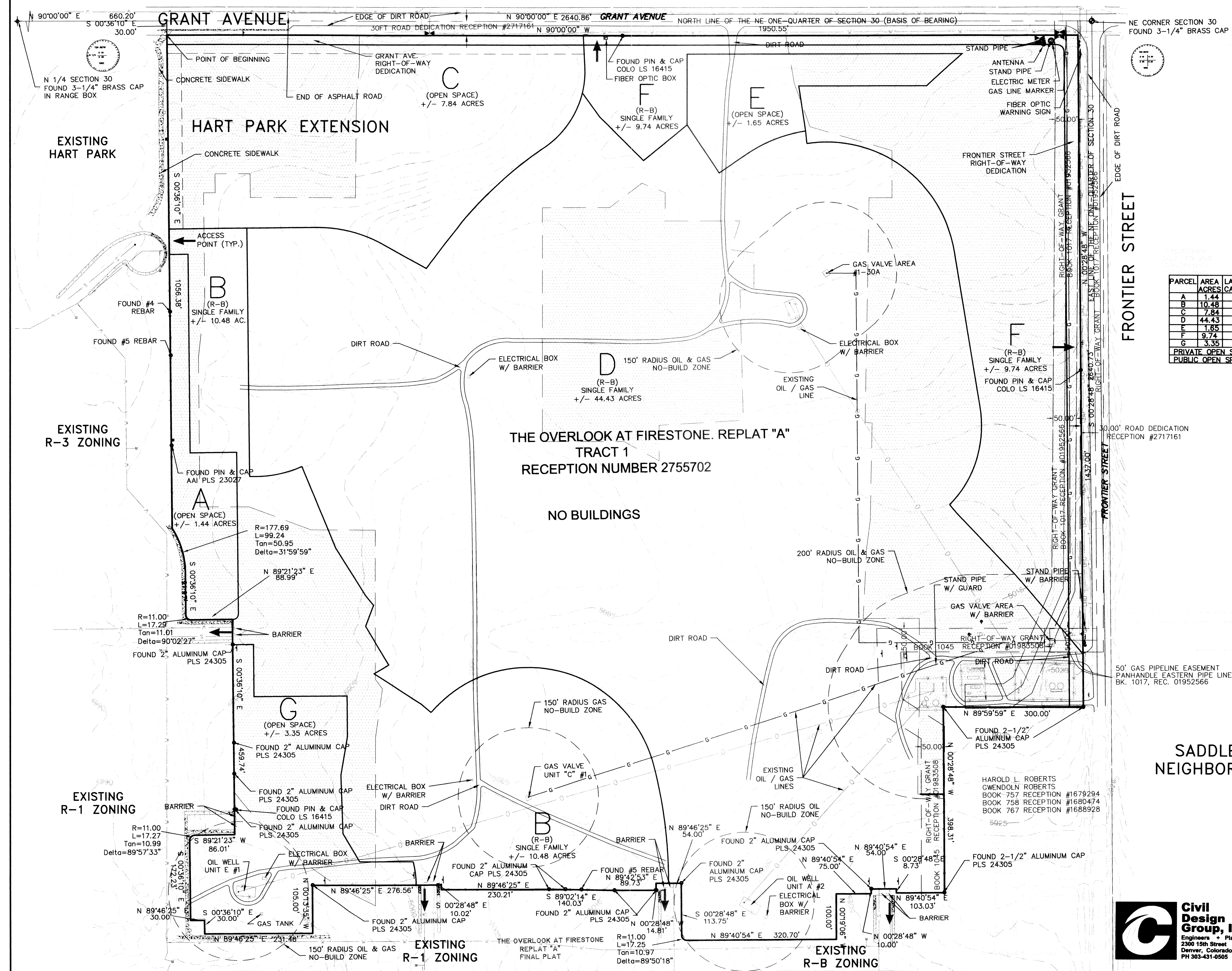
Firestone Information Block	
Name of Submittal:	GILLESPIE PLANNED UNIT DEVELOPMENT
Type of Submittal:	Amended ODP
Filing Number:	3
Phase Number:	1
Sheet Title:	ODP-COVER
Preparation Date:	02-26-2003
Revision Date:	09-11-2003
Revision Date:	02-09-2004
Revision Date:	04-21-2004
Revision Date:	05-07-2004
Sheet 1 of 2	

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3451261 01/26/2007 04:31P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

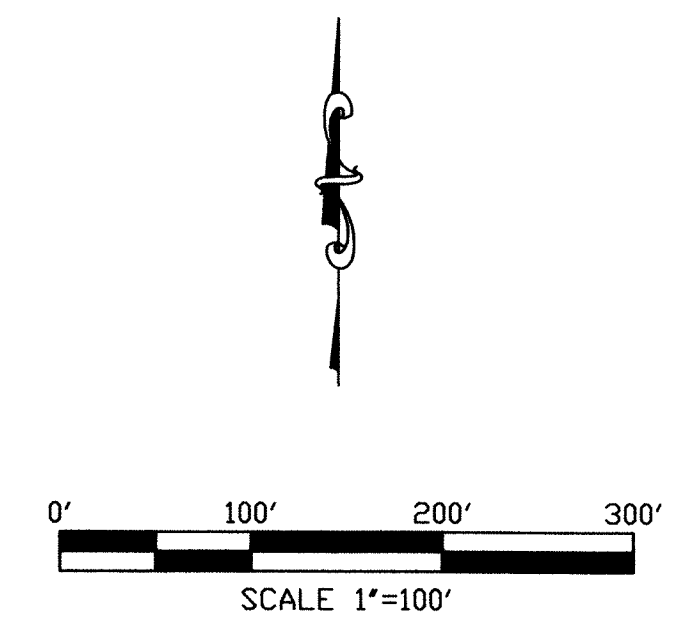
AMENDED OUTLINE DEVELOPMENT PLAN GILLESPIE PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 2



LAND USE TABLE

PARCEL	AREA ACRES	LAND CATEGORY	LAND USE	MIN. LOT SIZE	MAX. LOT SIZE	FRONT	REAR
A	1.44	OS	OPEN SPACE - PRIVATE	N-A	N-A	N-A	N-A
B	10.48	R-B	SINGLE FAMILY-DETACHED	7000	11,500	20	5
C	7.84	OS	OPEN SPACE - PUBLIC	N-A	N-A	N-A	N-A
D	44.43	R-B	SINGLE FAMILY-DETACHED	6,100	10,000	20	5
E	1.65	OS	OPEN SPACE - PRIVATE	N-A	N-A	N-A	N-A
F	9.74	R-B	SINGLE FAMILY-DETACHED	10,000	12,500	20	5
G	3.35	OS	OPEN SPACE - PRIVATE	N-A	N-A	N-A	N-A
PRIVATE OPEN SPACE = 8.2%							
PUBLIC OPEN SPACE = 9.9%							



SADDLEBACK HILLS
NEIGHBORHOOD CENTER

Firestone Information Block	
Name of Submittal:	GILLESPIE PLANNED UNIT DEVELOPMENT
Type of Submittal:	Amended ODP
Filing Number:	3
Phase Number:	1
Sheet Title:	Existing Conditions
Preparation Date:	02/26/2003
Revision Date:	09/11/2003
Revision Date:	02/09/2004
Revision Date:	04/21/2004
Revision Date:	05/07/2004
Sheet 2 of 2	

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